Index File

Application No. UP-678-05

Chick-fil-A

Application No. UP-678-05 is a request for a Special Use Permit to authorize a 4,237-square-foot fast food restaurant with drive-through service, located on a portion of 6720 Mooretown Road (Route 603).

The staff is recommending approval.

Attachments:

- 1. Staff report
- 2. Zoning map
- 3. Sketch plan
- 4. Applicant's building elevations (3 pages)
- 5. Proposed Resolution No. PC05-35(R)

COUNTY OF YORK MEMORANDUM

DATE: August 2, 2005 (PC Mtg. 8/10/05)

TO: York County Planning Commission

FROM: Amy M. Parker, Senior Planner

SUBJECT: Application No. UP-678-05, Robert Brown Associates, Chick-fil-A

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 11, No. 14) of the York County Zoning Ordinance, to authorize a 4,237-square foot fast food restaurant with drive-through service, located on a portion of 6720 Mooretown Road (Route 603). The property, identified as a portion of Assessor's Parcel No. 2-9-B2, is zoned EO (Economic Opportunity) and is designated for Economic Opportunity development in the Comprehensive Plan.

DESCRIPTION

- Property Owner: Brown Development Company LLC
- Location: 6720 Mooretown Road (Route 603)
- Area: 1.34 acres of a 3.63-acre parcel
- Frontage: Approximately 134 feet on Mooretown Road
- Utilities: The property is currently served by public water and sewer
- Topography: Predominantly flat
- 2015 Land Use Map Designation: Economic Opportunity
- Zoning Classification: GB General Business

WMP – Watershed Management and Protection Area Overlay

- Existing Development: none
- Surrounding Development:

North: Regional storm water management pond, Lowe's Home Improvement

Center beyond

East: Home Depot

South: Vacant, future Williamsburg Marketcenter shopping center West: Sentara Williamsburg Community Hospital (under construction)

• <u>Proposed Development:</u> 4,237-square foot fast food restaurant with drive-through service

CONSIDERATIONS/CONCLUSIONS

- 1. The applicant proposes to occupy a portion of a residual parcel subdivided from the adjacent Home Depot property. Access to the site would be from the interior of the Home Depot parking lot. The applicant proposes two driveways connecting the subject parcel to an existing 45-foot joint access easement located along the western side of the Home Depot parking lot.
- 2. Land uses in the vicinity of the property are commercial in nature, including two home improvement centers, a hospital, future shopping center, and office complex. The proposed restaurant would be compatible with these uses.
- 3. In accordance with Zoning Ordinance Section 24.1-606(k), a minimum of 64 parking spaces would be required for the proposed restaurant with an additional 11 spaces for the drive-through aisle. Plans submitted by the applicant comply with these minimum standards.
- 4. In conjunction with the Special Use Permit for Home Depot (UP-624-03), a traffic impact analysis (TIA) was submitted which included evaluation of unspecified future commercial development on the subject parcel. The applicant has submitted an updated TIA that includes analysis of the proposed restaurant use. Staff concurs with its conclusion that existing and proposed Mooretown Road traffic improvements (including signalization of the main entrances for the shopping center and hospital) adequately address potential traffic impacts of the proposed use.
- 5. This property is located within the WMP Watershed Management and Protection area overlay district. Storm water and water quality impacts related to future development of this parcel were taken into account during review of site plans for the existing Home Depot center. All storm water runoff from the parcel will be directed to the existing regional storm water management pond located at the northern end of the Home Depot property.
- 6. The property is subject to Zoning Ordinance Section 24.1-245, Greenbelts, which requires an undisturbed 45-foot landscape buffer along Mooretown Road. A proposed approval condition addresses this requirement.

RECOMMENDATION

Development of this parcel for commercial uses such as a fast food restaurant was anticipated at the time the Home Depot center was approved. The proposed use would be compatible with surrounding existing and proposed commercial uses, and given the proposed approval conditions, would be in conformance with Zoning Ordinance and Comprehensive Plan provisions. Therefore, based on the considerations outlined above,

York County Planning Commission August 2, 2005 Page 3

staff recommends that the Commission forward Application No. UP-678-05 to the Board of Supervisors with a recommendation of approval. This can be accomplished through the adoption of proposed Resolution No. PC05-35.

Attachments:

- Zoning Map
- Sketch Plan
- Color building elevation
- Exterior building elevations
- Proposed Resolution No. PC05-35

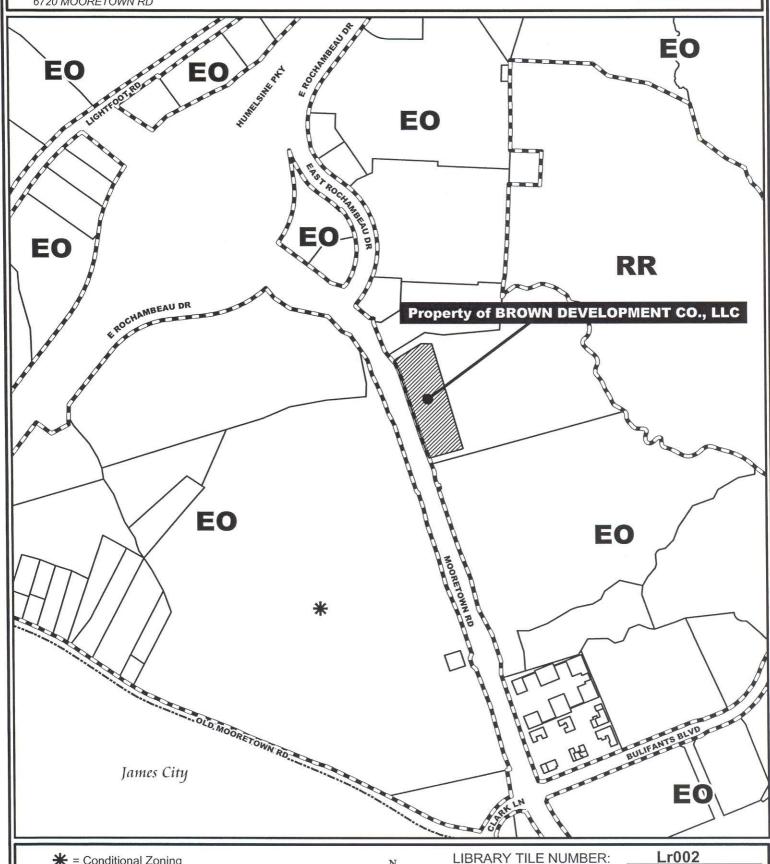
AMP

APPLICANT Chick-fil-a

To authorize a 4,237-square foot drive-through restaurant 6720 MOORETOWN RD

ZONING MAP

APPLICATION NUMBER: UP-678-05

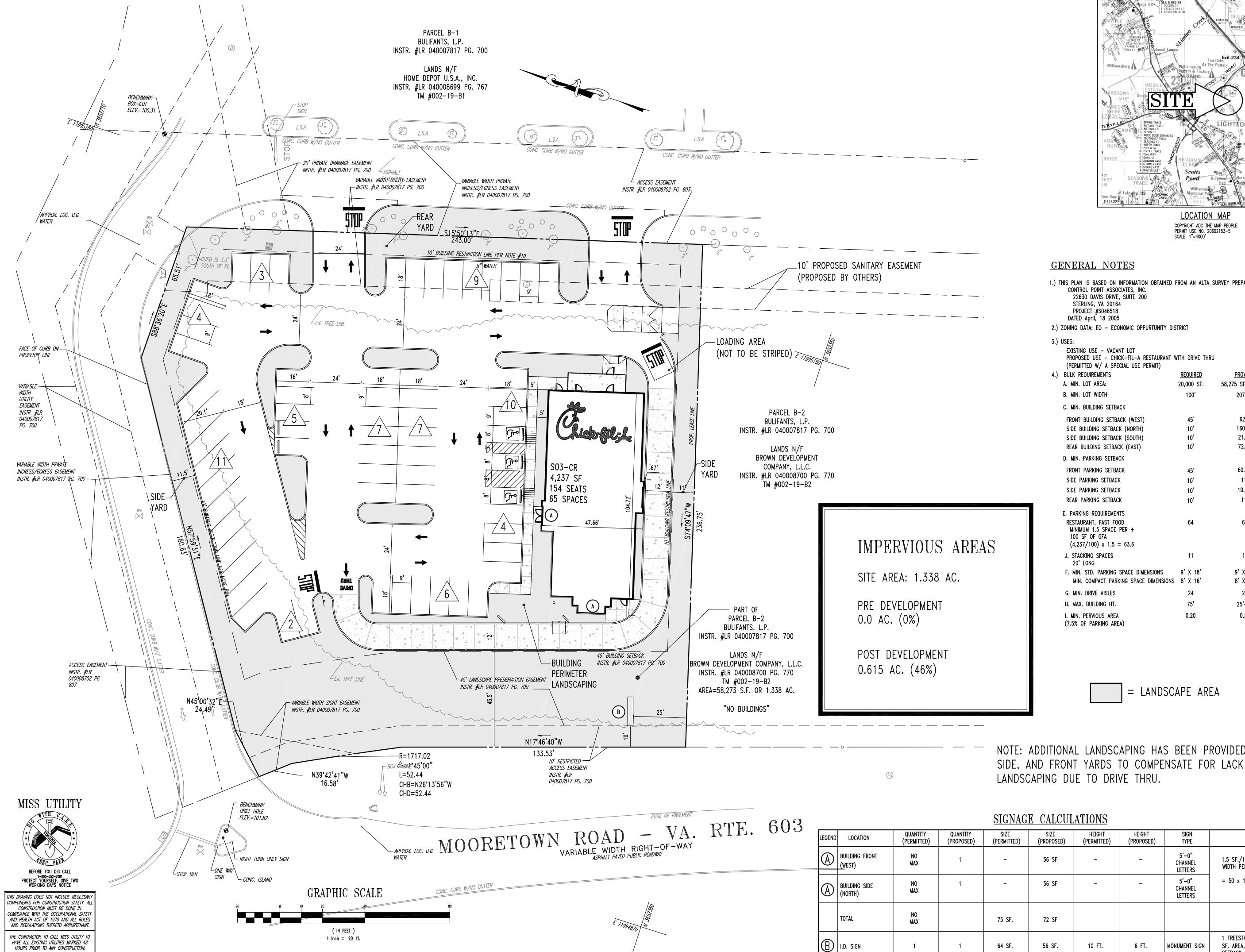


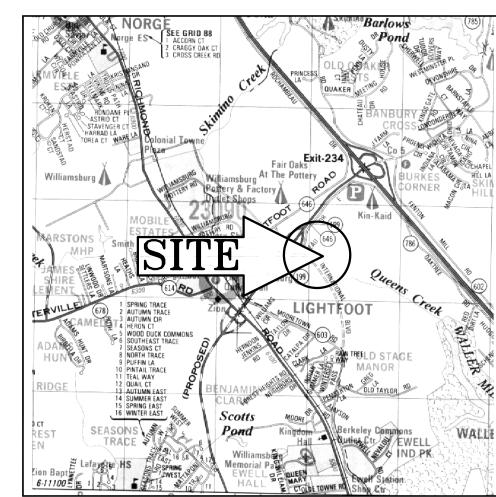
* = Conditional Zoning 0 300 600 1,200 Feet Printed on July 13, 2005



SOURCE: YORK COUNTY
GIS PARCEL DATA and 70NING COVERAGE

THIS IS NOT A LEGAL PLAT. This map should be used for information purposes only. It is not suitable for detailed site planning.



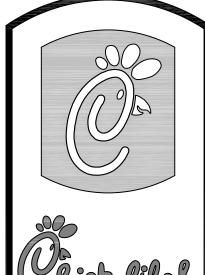


1.) THIS PLAN IS BASED ON INFORMATION OBTAINED FROM AN ALTA SURVEY PREPARED BY:

	(PERMITTED W/ A SPECIAL USE PERMIT)		
4.)	BULK REQUIREMENTS	<u>REQUIRED</u>	<u>PROVIDED</u>
	A. MIN. LOT AREA:	20,000 SF.	58,275 SF; 1.34
	B. MIN. LOT WIDTH	100'	207.90'
	C. MIN. BUILDING SETBACK		
	FRONT BUILDING SETBACK (WEST)	45'	62.5'
	SIDE BUILDING SETBACK (NORTH)	10'	160.53
	SIDE BUILDING SETBACK (SOUTH)	10'	21.25'
	REAR BUILDING SETBACK (EAST)	10'	72.08'
	D. MIN. PARKING SETBACK		
	FRONT PARKING SETBACK	45'	60.01
	SIDE PARKING SETBACK	10'	11'
	SIDE PARKING SETBACK	10'	10.58'
	REAR PARKING SETBACK	10'	11'
	E. PARKING REQUIREMENTS		
	RESTAURANT, FAST FOOD MINIMUM 1.5 SPACE PER +	64	64
	100 SF OF GFA		
	$(4,237/100) \times 1.5 = 63.6$		
	J. STACKING SPACES 20' LONG	11	11
	F. MIN. STD. PARKING SPACE DIMENSIONS	9' X 18'	9' X 18'
	MIN. COMPACT PARKING SPACE DIMENSIONS	8' X 16'	8' X 16'
	G. MIN. DRIVE AISLES	24	24
	H. MAX. BUILDING HT.	75'	25'-6"
	I. MIN. PERVIOUS AREA	0.20	0.23

NOTE: ADDITIONAL LANDSCAPING HAS BEEN PROVIDED IN THE REAR, SIDE, AND FRONT YARDS TO COMPENSATE FOR LACK OF BUILDING

	SIGNIGH ONDOURTIONS									
LEGEND	LOCATION	QUANTITY (PERMITTED)	QUANTITY (PROPOSED)	SIZE (PERMITTED)	SIZE (PROPOSED)	HEIGHT (PERMITTED)	HEIGHT (PROPOSED)	SIGN TYPE	COMMENTS	
\bigcirc	BUILDING FRONT (WEST)	NO MAX	1	-	36 SF	-	-	5'-0" Channel Letters	1.5 SF./1 LF. OF BUILDING WIDTH PERMITTED	S
A	BUILDING SIDE (NORTH)	NO MAX	1	-	36 SF	-	-	5'-0" Channel Letters	= 50 x 1.5 = 75 SF	D C
	TOTAL	NO MAX		75 SF.	72 SF					S
B	I.D. SIGN	1	1	64 SF.	56 SF.	10 FT.	6 FT.	MONUMENT SIGN	1 FREESTANDING SIGN WITH MAX. 64 SF. AREA, 10' IN HEIGHT AND 10' SETBACK	



5200 Buffington Rd. Atlant

Georgia, 30349-2998

Revisions:

Mark Date 8/1/05

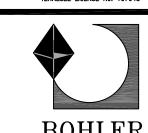
PER COUNTY COMMENTS

Mark Date

Mark Date

A.J. VOLANTH

PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 031438
MARYLAND LICENSE No. 01342
DISTRICT OF COLUMBIA LICENSE No. 10726
GEORGIA LICENSE No. 026541
NORTH CAROLINA LICENSE No. 23432
SOUTH CAROLINA LICENSE No. 20143
TENNESEE LICENSE No. 107048



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22630 DAVIS DRIVE SUITE 200 STERLING, VIRGINIA 20164 PHONE: (703) 709-9500 FAX: (703) 709-9501

Series 03-CR WILLIAMSBURG MARKETCENTER MOORETOWN ROAD WILLIAMSBURG, VA

SHEET TITLE SPECIAL USE PERMIT PLAN

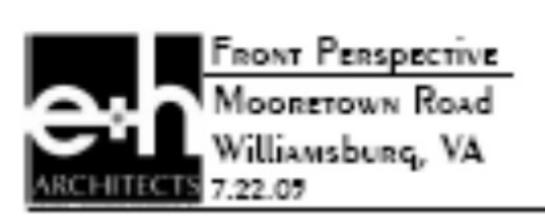
DWG EDITION 02.4

□ Preliminary □ 80% Submittal □ For Construction · S046518 Job No.

Store : 6/6/05 : DRE Drawn By Checked By : KGS

Sheet







5. GENERAL NOTES:

- I. REFER TO CIVIL DRAWINGS FOR FINISH GRADES AND LOCATION OF WALKS.
- 2. PROVIDE BLOCKING FOR ALL EXTERIOR WALL MOUNTED LIGHT FIXTURES.
 3. PAINT ALL WOOD AND METALS EXPOSED TO THE EXTERIOR.

6. DRIVE - THRU WINDOW:

CONTACT: HENRY MENDEZ • (800) 531-3111

7. STOREFRONT NOTES:

TO OBTAIN A LIST OF QUALIFIED GLAZING CONTRACTORS CONTACT: CFA CONSTRUCTION MANAGER CFA CONSTRUCTION MAINAGES
SUPPLIER
YKK- ANVETTE STOLAR
7680 THE BLUFFS, STE, IOO
AUSTELL, GA 30168
I-678-838-6000
I-678-838-6000
I-678-838-6000
I-678-838-6000 IRECT)

EMAIL: ANNETTESTOLAR®YKK-API.COM

8. STUCCO:

EXTERIOR PORTLAND CEMENT PLASTER SCRATCH & BROWN COAT AND FINISH TEXTURE COAT, PORTLAND CEMENT FINISH COAT TO BE PORTLAND CEMENT-LIME QUARTZPUTZ FINISH, WITH INTEGRAL COLOR TO MATCH PAINT FINISH, SOFFIT VENTS, I/4* DEEP "V DRIP SCREED & CASING BEAD W/ WEEP HOLES FOR I/2* PLYWOOD SHEATHING.

9. STUCCO COLORS:

STUCCO #I TO MATCH DRYVIT #442, COTTON

STUCCO #2
TO MATCH SHERWIN WILLIAMS #SW6089, GROUNDED

IO. BRICK:

BRICK #1
"OLD RICHMOND" BY LAWRENCEVILLE
BRICK, #3-115 USC

BRICK #2
"OLD RICHMOND" BY LAWRENCEVILLE
BRICK, #F53-015 MSC

II. AWNING:

III. A VATURE SINCE AND STATE OF THE PRANCE OF THE PRANCE OF THE PRANCE OF MATCH PAREIC END PAINT FRANCE TO MATCH PAREIC FURNISHED AND INSTALLED BY AWAINS MANUFACTRER.
SECURE TO WALL WITH STAINLESS STEEL ANCHORS WITH NEOPENEW WASHERS BETWEEN ANCHORS AND AWAINS FRANCE.
PROVIDE 3 ANCHORS ON ALL VERTICAL LEGS (TOP, BOTTOM & MIDDLE) AND 2 ANCHORS BETWEEN EACH SET OF LEGS (EQUALITY SPACED) ALONG THE TOP RAIL OF THE FRANCE.

AWNING SCIEDLLE:

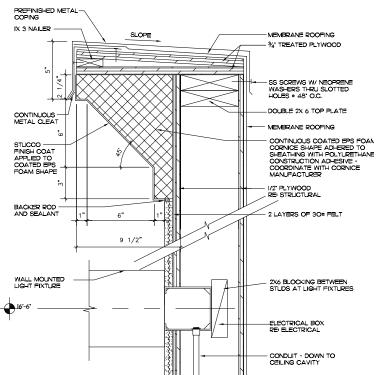
A 5'-8' LONG
6'-0' LONG
C 12'-0' LONG
D 18'-0' LONG

I2. HARDI SOFFITS:

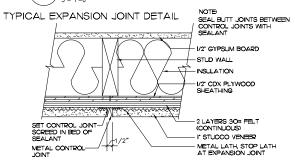
NON-COMBUSTIBLE FIBER-CEMENT PANELS AS MANLFACTURED BY JAMES HAZDI BUILDING PRODUCTS INC. PANELS GHALL BE SECURED WITH STAINLESS STEEL FASTENESS ACCORDING TO MANLFACTURER'S WRITTEN INSTRUCTIONS.

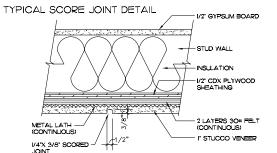
I3. ROOFING TILES:

CONCRETE ROOF TILES BY MONIER LIFETILE
(NO SUBSTITUTIONS) SAXONY SHAKE STANDARD
WEIGHT, COLOR TO BE SHAKE HICKORY BLEND OR
EQUAL INSTALL ACCORDING TO MANUFACTURERS
WRITTEN INSTRUCTIONS.
CONTACT:
MONIER LIFE TILE - WHATLEY BUSH
4555 MANSELL RD, SUITE 300
ALPHARETTA, GA 30022
TELE 404-661-4700
FAX 404-565-8933
EMAIL WBUSH-MONIERLIFETILE.COM

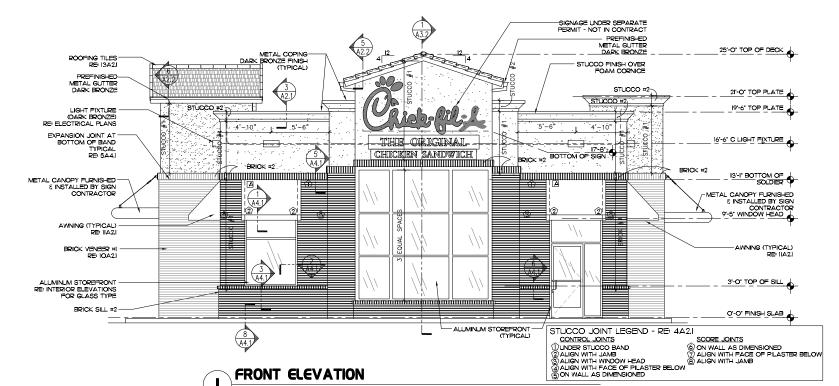


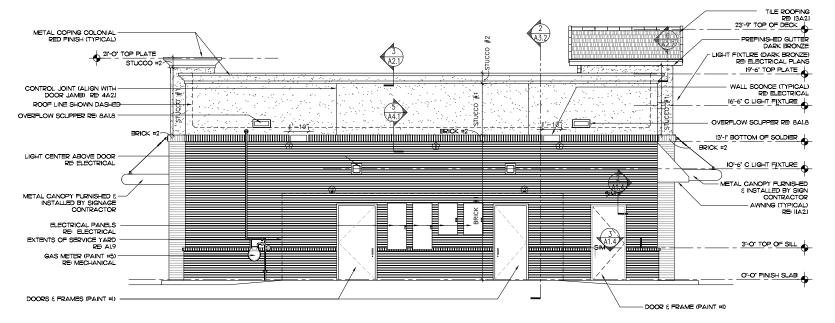
PARAPET DETAIL 3





CONTROL/SCORE JOINT DETAILS 4









5200 Buffington Rd 30349-2998

evisions: Mark Date Ву Mark Date By Mark Date By Seal

Williamsbura Marketcenter SU 3C Reverse

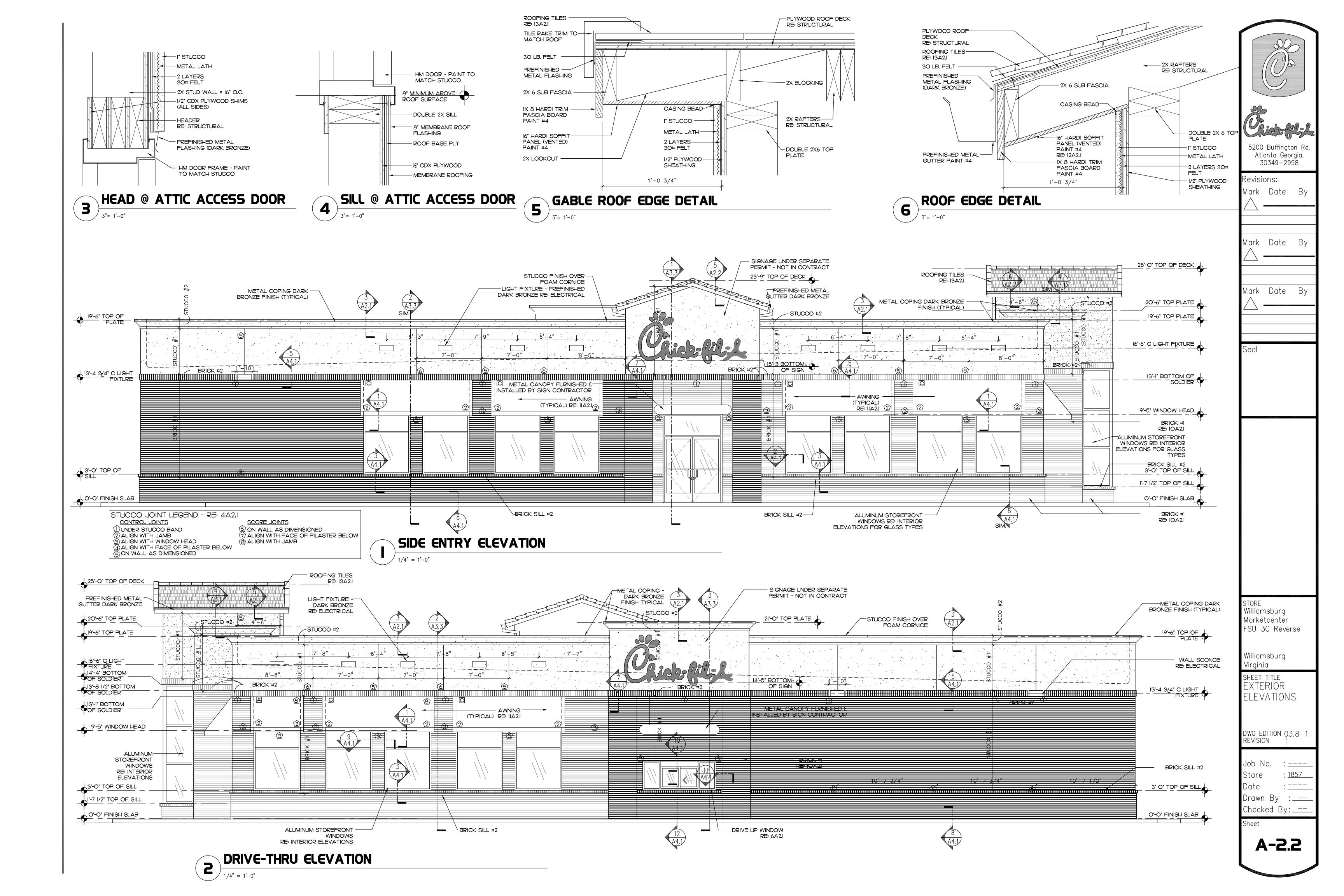
Williamsburg Virainia

SHEET TITLE FXTFRIOR ELEVATIONS

DWG EDITION 03.8-1 REVISION

Job No. :----Store : <u>1857</u>)ate Drawn By :____ Checked By:____

A-2.I



PLANNING COMMISSION COUNTY OF YORK YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commis	sion held in the Board						
Room, York Hall, Yorktown, Virginia, on the day of, 2005:							
Present	Vote						
Alfred E. Ptasznik, Jr., Chair	<u> </u>						
Nicholas F. Barba, Vice Chair							
·							
Christopher A. Abel							
Alexander T. Hamilton							
John W. Staton							
Anne C. H. Conner							
John R. Davis							
On motion of, which carried, the following resolution	tion was adopted:						
A RESOLUTION TO RECOMMEND APPROVAL OF A	SPECIAL USE						
PERMIT TO AUTHORIZE A FAST FOOD RESTA							
DRIVE-THROUGH SERVICE AT 6720 MOORETOWN							

WHEREAS, Robert Brown Associates LLC have submitted Application No. UP-678-05, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 11, No. 14) of the York County Zoning Ordinance to authorize an approximately 4,237-square foot fast food restaurant with drive-through service located at 6720 Mooretown Road (Route 603) and further identified as a portion of Assessor's Parcel No. 2-9-B2; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2005 the Application No. UP-678-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize an approximately 4,237-square foot fast food restaurant with drive-through service located at 6720 Mooretown Road (Route 603) and

further identified as a portion of Assessor's Parcel No. 2-9-B2 (GPIN No. C19c-0101-2311); subject to the following conditions:

- 1. This use permit shall authorize an approximately 4,237-square foot fast food restaurant with drive-through service located at 6720 Mooretown Road (Route 603) and further identified as a portion of Assessor's Parcel No. 2-9-B2.
- 2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any construction activities on the subject parcel. Except as modified herein, said site plan and building elevation shall be in substantial conformance with the plan titled "Chickfil-A, Special Use Permit Plan, Williamsburg Marketcenter, Mooretown Road, Williamsburg, VA," prepared by Bohler Engineering, P.C., dated 6/6/05 and revised 8/1/05, and received by the Planning Division August 2, 2005, and the building elevation titled "Chick-fil-A" prepared by E+H Architects, dated 7/22/05 and received by the Planning Division July 22, 2005.
- 3. Freestanding identification signage shall be limited to a single monument sign, and fascia used on the base of the sign shall match that of the building façade.
- 4. All site lighting shall be designed with shielded, full cutoff fixtures and directed downward at a 90-degree angle to the ground to prevent off-site glare on to abutting properties and the road right-of-way. Illumination levels shall not exceed 0.5 foot-candle at any property line. All lighting fixtures shall be consistent with the lighting recommended by the Illumination Engineering Society of North America (IESNA). A photometric plan detailing all proposed fixtures and ground illumination levels shall be submitted for approval by Environmental and Development Services at time of application for site plan approval.
- 5. In accordance with Section 24.1-244(b), building perimeter landscaping may be transferred only for that portion of the building abutting the drive-through aisle at the southern and western ends of the building.
- 6. Any existing landscaping on the Home Depot property requiring removal for installation of the proposed accesses shall be relocated or replaced in the same immediate vicinity.
- 7. All parking spaces shall be located a minimum of ten (10) feet from the face of the building.
- 8. To prevent unsafe traffic movements within the joint access aisle adjacent to the east end of the subject property, driveways serving the property shall be located

- parallel and in line with existing parking aisle breaks in the Home Depot parking lot.
- 9. Fascia materials used for the building façade and sign base shall be compatible with the existing façade on the Home Depot building.
- 10. In accordance with Section 24.1-245, there shall be no disturbance of the 45-foot greenbelt buffer along Mooretown Road.
- 11. Rooftop HVAC, electrical and similar utilities shall be screened from view of Mooretown Road.
- 12. Trash removal service shall not occur during restaurant operating hours.
- 13. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, prior to application for site plan approval, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.